GOVERNMENT OF TELANGANA

ABSTRACT

Metropolitan Area & Urban Development Department - Hyderabad Metropolitan Development Authority – Change of land use from conservation use zone to manufacturing use zone in Sy No.27/AA/1, 27/AA/2, 27/2E, AND 27/AA/2 situated at Rairaopet (V), Bibinagar (M), Yadadri District to an extent of 17502.65 Sq.mts for setting up of unit for FOAM under "Orange" category applied by M/s. PARAMESHWARA FOAM INDUSTRIES Rep by its CHIKKA SREEHARI under TG-IPASS - Confirmation of Draft variation - Notification - Issued.

METROPOLITAN **AREA & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT**

G.O.Ms.No. 100 Dated: 25-03-2026

Read the following:-

1. From the Metropolitan Commissioner, HMDA, Hyderabad, Letter.No.MIC0310017144103/CLU/P/TS-iPASS/HMDA/2025, Dated: 29.01.2026.
2. From the Metropolitan Commissioner, HMDA, Hyderabad, Lr.No. MIC0310017144103/CLU/P/TS-iPASS/HMDA/2025, dated:11.02.2026, addressed to the Commissioner, Printing.
3. Minutes of the Change of Land Use Committee meeting held on 28.02.2026.
4. From the Metropolitan Commissioner, HMDA, Hyderabad, Letter.No.MIC0310017144103/CLU/P/TS-iPASS/HMDA/2025, Dated: 02.03.2026.

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ORDER:

The draft variation to the land use envisaged in the Notified Master Plan MDP-2031, for Hyderabad Metropolitan Region (HMR) approved vide G.O.Ms.No.33 MA, dt:24-01-2013 issued in reference 2nd read above, was published in the extraordinary issue of the Telangana Gazette.No.118-A, Dated:11-02-2026**.** No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid Change of land use charges of Rs.26,25,398-00 (Rupees Twenty-Six Lakhs Twenty-Five Thousand Three Hundred Ninety-Eight only) towards conversion charges vide transaction No.FCM-260205L3F1IH, Dt.05.02.2026 to the Commissioner of Industries through TG-iPASS online and same is credited into HMDA Account. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette**.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the MDP-2031, for Hyderabad Metropolitan Region (HMR) approved vide G.O.Ms.No.33 MA, dt:24-01-2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.27/AA/1, 27/AA/2, 27/2E, AND 27/AA/2, situated at Rairaopet (V), Bibinagar (M), Yadadri District to an extent of 17502.65Sq.mts, which is presently earmarked for Conservation use zone in the notified Master Plan MDP-2031, approved vide G.O.Ms.No.33 MA, dt:24-01-2013, is now designated as Manufacturing use zone

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for setting. up unit for Foam under "Orange" category, with the following conditions:

a) The applicant shall comply with the conditions laid down in the G.O.Ms.No. 168 dt:07.04.2012 and G.O.Ms.No.33 MA, dt. 24.01.2013.
b) The applicant shall leave 3.00Mtrs Green buffer strip all along the site in order to segregate industrial activity from the Conservation use zone activity.
c) The change of land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
d) The applicant shall handover the road affected area to the local body by way of registered gift deed at the time of Industrial building permission.
e) The applicant should commence civil works within 3 years and start commercial production within 5 years from the date of issue of orders from government and the application shall be revoked if the conditions are not followed by the applicant.
f) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
g) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
h) The applicant shall submit the affidavit / undertaking stating that they shall not undertake any kind of development/ construction in the proposed Master Plan Road area covered within the applicant site.
i) CLU shall not be used as proof of any title of the land.
j) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
k) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

Schedule of Boundaries

North : Sy.No.27/3 of Rairaopet (V) & Conservation use zone.

South : Sy. No.26 of Rairaopet (V) & Conservation use zone.

East: Existing Road.

West : Bogaram Village boundary.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad
Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Bhuvanagiri- Yadadri District
Sf /Sc.

//FORWARDED BY ORDER//

SECTION OFFICER